



## COUNTY OF ERIE

### Erie County Planning Commission

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*Chair*

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Gerry Dahl  
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### ERIE COUNTY PLANNING COMMISSION MEETING MINUTES

**June 9<sup>th</sup>, 2016**

A meeting of the Erie County Planning Commission was held at 6:00 PM on Thursday, June 9<sup>th</sup>, 2016 in the Admiral Room at the Raymond M. Blasco, M.D. Memorial Library, 160 East Front St., Erie PA.

#### **Those in attendance were:**

<b>ECPC Executive Board Members:</b>	<b>Representing:</b>
Paul Pangratz	Girard Twp
William Kuhn	Platea Boro + ECAB
Patricia Pfadt	Venango Twp
Flory Kondzielski	Waterford Twp
Charles Casey	City of Erie
Carol J. Loll	County Council
Edward S. Kissell	County of Erie
Jim Cardman	Fairview Twp
<b>ECPC Members:</b>	
Matthew Waldinger	Millcreek Twp
John Kaufman	Cranesville Boro
Ken Barner	Elk Creek Twp
Kurt Litchenfeld	North East Twp
<b>Planning Department Staff:</b>	
Katherine Wyrosdick	Director of Planning
Renae Trapp	County Planning
<b>Guests:</b>	
Amanda Blair	Fairview Township
August Neff	North East Twp

Executive Board members present – 8 of 9; quorum attained

**I. Call to Order / Pledge of Allegiance**

Mr. Ed Kissell called the meeting to order at 6:03 PM and the pledge of allegiance was given.

**II. APPROVAL OF MAY 12<sup>TH</sup> 2016, MEETING MINUTES**

The meeting minutes were reviewed by Mr. Ed Kissell and minor grammatical errors were corrected. Next, a motion to approve the minutes of May 12<sup>th</sup>, 2016 was submitted by Charles Casey and Seconded by Bill Kuhn. All members in favor, none opposed.

**III. Hearing of the Public**

None.

**IV. ECDP Activity Report**

**A. Planning Director's Report**

**Erie Impact Newsletter Issue III Summer 2016**

ECPC Director, Kathy Wyrosdick, discussed this item briefly and noted the front cover of the newest issue, which will be released later this month. The newsletter will showcase the Ag Program, administered by John McGranor of the ECPD. Here, you will find useful information about this program and key dates for the year 2016. Also, among other important articles, the inside contents will introduce the County Planning Intern for this Summer, Ryan Anderson.

**Summer Intern at ECDP from IUP**

This year, the ECDP has taken on an Intern, Ryan Anderson, from IUP for the Summer in order to fulfill course requirements of 120 internship hours for 3 credits. He is a Senior at IUP and is an Erie County resident. IUP is one of 28 accredited planning institutions.

**Medical Marijuana and its Effects on Zoning in Municipalities**

In recent news, State Representatives passed a bill that would allow the legal sale of Medical Marijuana in Pennsylvania. This bill affects local legislation and our municipalities must consider what impact the new law has on local zoning. Ryan Anderson, County Planning Intern, will be writing a report on things to consider such as processing plants into oil, growing facilities, and dispensaries. All of these uses must be considered in each individual zoning code. Now, we must consider which areas they fit into as well as required minimum distances from schools, churches, bars, and night clubs. Specific regulations are still being developed by the Department of Health and the Department of Agriculture will be involved in growing facilities. Of which, only 25 of these facilities will be permitted throughout the state. It's a possibility, and we should prepare in case we receive one in Erie County. For dispensaries, there will be 150 throughout the state. It is likely we will see one or two in Erie County in the near future. Kathy says the ECDP will be on the front end of this issue and will release more info as it becomes more available to us.

### CZM & Greenways

CZM grants have been awarded unofficially. The central offices are withholding official public release.

The Greenways Program received fifteen grant applications this year, with three mini grant applications. Currently, the CE is review these applications and we hope to fund four or five of these apps. This year, \$200,000 in Greenways Grants will be rewarded.

## **V. New Business**

### Zoning Workshop

Ed Kissell shared about zoning workshop registration date held by PSATS in Crawford County. He encourages the ECPC members to attend as Summit Township had held a workshop recently and it was very informative and educational for ZHB members.

### Transportation Ordinance

Carol Loll shared about City's response/reaction to the Transportation Ordinance which was recently passed by County Council. They may are a largely funded municipality and County Council would like to see more representation on the board from the City.

## **VI. Old Business**

- A.**     Revised by-laws for new membership to be presented to County Council.
- B.**     Review recommendations for "Transitional Commission"  
(Items A & B are lumped together).

Kathy first made an attempt to modify the existing by-laws, but it became unruly. So, she took the model by-laws from the MPC and gave a recap of the restructuring of the Commission. First, each Council District must submit a qualified nominee and submit their nomination to a representative from the Council District. From that pool, nominees would go to the County Executive for review and back to County Council for ratifications. One nominee should be submitted from each district, one from ECAB, one from ECATO, and 3 alternates.

The Director of County Planning would like to create a transitional commission, of 9 members. When you create a new planning commission anywhere in PA, you must create staggered terms. If all are appointed at the same time, then all terms expire at the same time. So, they are appointed, expiring in a year, 2, and 3 years-time. This policy is enumerated in article 4 of the MPC, under membership. Nominees with varying expiring terms must be presented to County Council. This gives County Council the opportunity to institutionalize the new policy. Also, the transitional commission gives us time to determine how to move forward under the new policy and gives Municipalities a chance to practice nominating representatives as members. How officers will be selected will be different. The need for a nominating committee goes away, and the commission elects its members. These 3 areas are the main areas that change, (membership, executive board, and officers) and can be found within articles 4 and 5 of the MPC. The ECPC blessing is not being asked for at this time.

When the ECPC meets again in August, we will discuss the revisions further, to be presented to County Council. Furthermore, the by-law revisions have been sent to the County Solicitor, Adam Williams. Carol agrees, the nominations must go from County Council, to the County Executive and back to County Council to ratify. The County Executive certainly has the right to impact the decision of County Council. Ed Kissell wants the transitional commission to consist of members from the current ECPC. The current ECPC Executive Board will make recommendations on 9 members and 3 alternates. Since there will be no ECPC meeting held in July, the Executive Board will give their recommendation in August. Still, some attendees were here tonight, not part of the previous conversations. They were hearing this for the first time and needed filled-in. Kathy re-explained herself.

Chuck moved to not have a July meeting and Flory seconded that motion. All in favor none opposed.

Mr. Matthew Waldinger from Millcreek Township suggested the ECPC also consider appointing a Liaison to report to concerning agendas. This also gives the Municipalities representation to report back to the ECPC about Municipal concerns. He also suggests the ECPC add a section in the agenda for the liaison report. This, under new representation still gives Municipalities an opportunity or avenue to be represented and not fall through the cracks in the new membership.

Next, Kathy shared her surprise, going through old minutes books, most of which, pre-date our current membership and found how much input was given at meetings, and all the many responsibilities of the ECPC. Mr. Ed Kissell shared a hand-out, showing examples of this. Where things fell-off is when the ECPC expanded membership, duties fell-off as well and the commission fell apart. The members who don't show-up drag the commission down and stop progress. Ed suggests a flow-chart of membership duties.

Kathy would like to add more responsibility to the ECPC and gave a list:  
Kathy would like the ECPC to approve the model ordinance for Erie County.  
There are many large-scale county plans such as the Cultural Heritage Plan that the ECPC will be involved in and must adopt. When the Greenways plan is updated by the end of the Summer, the ECPC will also approve.

## **VII. Other Business**

The August meeting is usually a picnic held at the Conservation District. Last year, the picnic was held in the Spring, at Avonia Beach. Renae will contact Jean at the Conservation District to confirm the reservation in August. Ed suggests duties be assigned to pull the picnic together.

### **A. Municipal Reports**

Ed asked the ECPC about the storm that went through the county and asked about damage reports. There was no comment from the ECPC and no reports of major problems.

Pat Pfadt from Venango Township announced the completion of their Comprehensive Plan. After an ugly hearing, the most controversy was over chickens in areas zoned R1 and R2. After much back-and-forth, changes were made by Mr. John McGranor from County Planning. The Venango Planning Commission is done with their review which consisted of about 200 pages of work. The Supervisors hope to sign after the 45 day review period. Pat then gave thanks to Kathy and John from County Planning. Combing through every line of the ordinance took a year and a half. Now, there is a new zoning code. Ducks must be weighed and must be less than 10lbs, but if they are more than 10lbs, the property owner is only allowed one duck.

Also, trailers were of concern for Venango Township.

Jim Cardman said Fairview Township had no problems before, but now they allow hens and chickens and there are problems. When you buy chickens, you don't know what you're going to get, so you might get a hen too. People also think they can have a couple of goats once they own chickens. It's a gateway animal. Jim sympathizes for those in residential areas who live next-door to farm animal owners. For example, when a person spends \$400,000 on a home on an acre lot and later has a neighbor who obtains 3 chickens and decides not to have the chickens in the pen for the day, the chickens then ruin the neighbor's fence. This is a problem in residential areas and they regret allowing it.

Ed asked if there are any other Municipalities in the same situation as Venango, who need help with updating zoning ordinances and comprehensive plans. Kathy reported that both LeBoeuf Township and the Union Area have requested help. County Planning is under capacity, but she thinks the County can assist, possibly two Municipalities per year. Currently, Millcreek is updating their plan using an implementation model and will hire a consultant. Summit Township is also hiring a consultant to update their plans. County Planning will give any assistance they can during this time.

Union Township and Union City Borough want to update their comp plan and County Planning will assist in updating their plan, as a Multi-Municipal Plan with an implementable approach.

Mr. Bill Kuhn shared about the most recent ECAB meeting in which Will Rogers presented and all issues were covered. There were two sessions on issues with fire companies. Mr. Kuhn has tried to get a bill in motion that will give tuition to volunteer firefighters with the condition they stay in the state to work. Originally, ECAB thought it was a good idea because it only takes one fighter to create a union and then the municipality must pay them each \$100,000 in excess of insurance and retirement each year. This is something Municipalities want to avoid.

Jim said the next ECZAB meeting will be moved to 1PM on June 23<sup>rd</sup> at Harborcreek because there is a time conflict with the CZM meeting which is scheduled on the original scheduled date. ECZAB meets once a quarter to discuss zoning issues and share about how other Municipalities handle things. These meetings are educational and have been being held for the last 20 years.

Bill Kuhn inquired about cell phone funding for Municipal workers and board members.

**VIII. Adjournment**

Charles Casey made the motion to adjourn the meeting and Paul Pangratz seconded that motion. The meeting was adjourned at 7:00 PM.